



Complete Property Solutions
Lettings, Management, HMOs & More in One Place.

T. +44 7365135245 | **E.** Info@propertiva.co.uk | **W.** www.propertiva.co.uk

Letting Guide

Marketing Appraisal

We use the latest equipment and marketing strategies to capture your property in the best light. Every listing is accompanied by a detailed, compelling description that highlights key features and maximises tenant interest.

Comprehensive Property Marketing

Your property will be advertised across leading portals and internal networks, ensuring maximum exposure.

Subject to terms and conditions.

Finding a Tenant

We work within your guidelines to find the most suitable tenants for your property. If preferred, we'll arrange for you to meet prospective tenants before final decisions are made.

Professional Referencing

All potential tenants undergo a stringent referencing process. Our trained administrators carry out full background checks, including credit history, employment verification, and references, to ensure we secure only reliable, high-quality tenants.

Tenancy Agreements

We'll select the appropriate type and duration of agreement to suit your needs, typically an Assured Shorthold Tenancy (AST) ranging from 6 to 24 months or more.

Deposit Registration

Deposits are registered with the **Deposit Protection Service**, with full documentation provided to both landlords and tenants as standard.

Safety & Legal Compliance

We can arrange:

- Gas Safety Certificates (annually)
- Electrical Installation Condition Reports (EICRs)
- Energy Performance Certificates (EPCs)

All inspections are carried out by certified professionals to ensure full legal compliance.



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Independent Inventories

We coordinate with trusted independent inventory clerks to create professional inventory reports, protecting both landlord and tenant interests at the start and end of every tenancy.

Client Money Protection

As a professional letting agency, we comply with mandatory regulations including **Client Money Protection (CMP)**, safeguarding all client funds as part of our UKALA membership.